

# ALDWYCH HOUSE

LONDON WC2

**7,806 TO 23,361 SQ FT**

Fusing a modern interior with  
imposing 1920s architecture



Aldwych House totals 174,000 sq ft over lower ground to 8th floors with a 65m frontage onto historic Aldwych.



**23,361 SQ FT**  
of Grade A office  
accommodation available



**FLEXIBLE**  
office provider within  
the building



**COMMUNAL  
ROOF TERRACE**  
with panoramic views



**MOREYSMITH**  
designed reception



**BREAKOUT AREA**  
on the ground floor



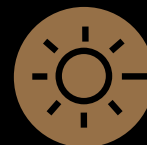
**ROKA**  
restaurant on  
ground floor



**FULL HEIGHT  
CENTRAL ATRIUM**  
(9 storey) which provides  
a light, modern, spacious  
circulation area



**SHOWERS, CYCLE STORAGE  
AND A DRYING ROOM**  
located in the basement with  
easy access from the rear of  
the building

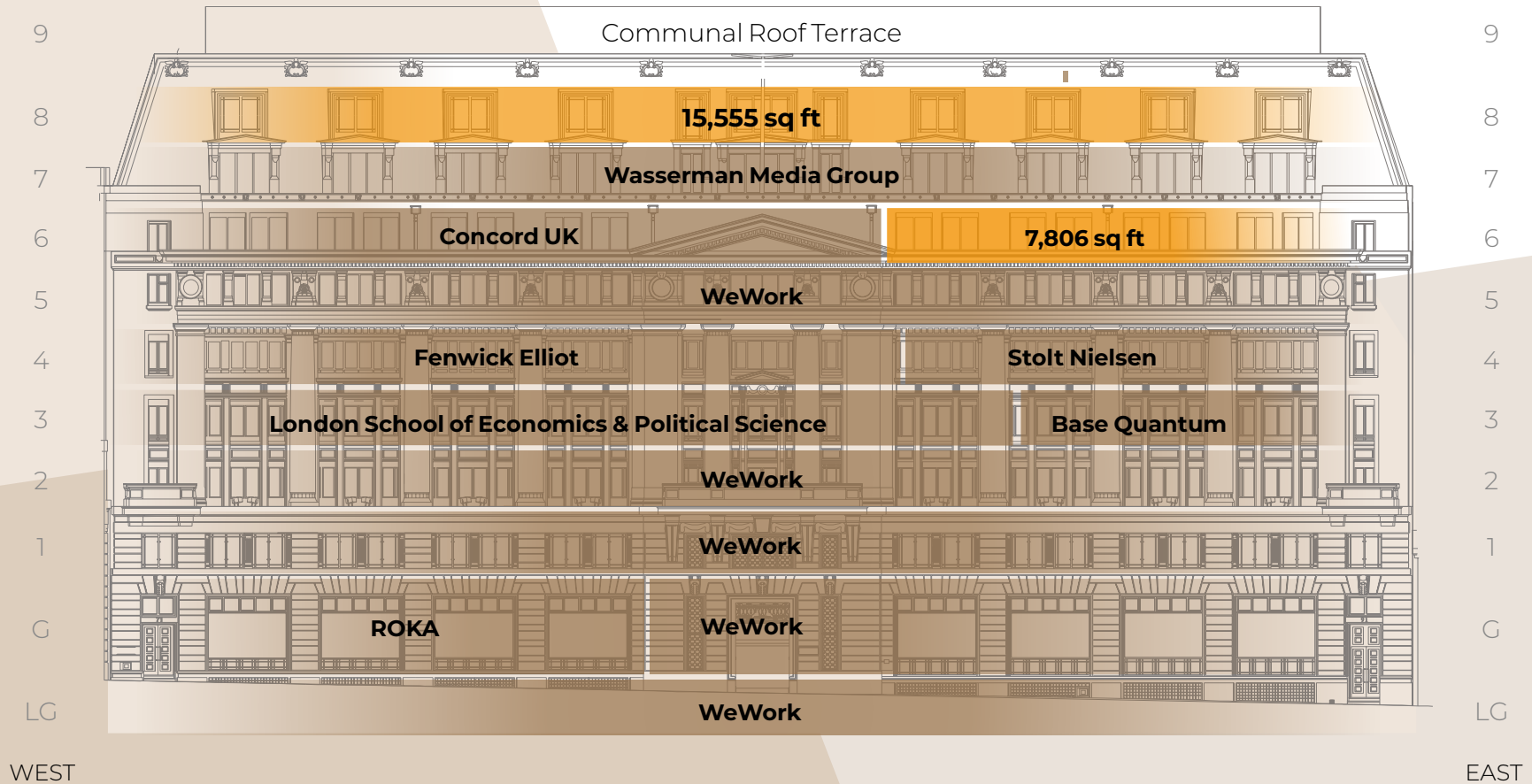


**FLOORS ARE SERVED  
BY A LIGHTWELL**  
on the west side

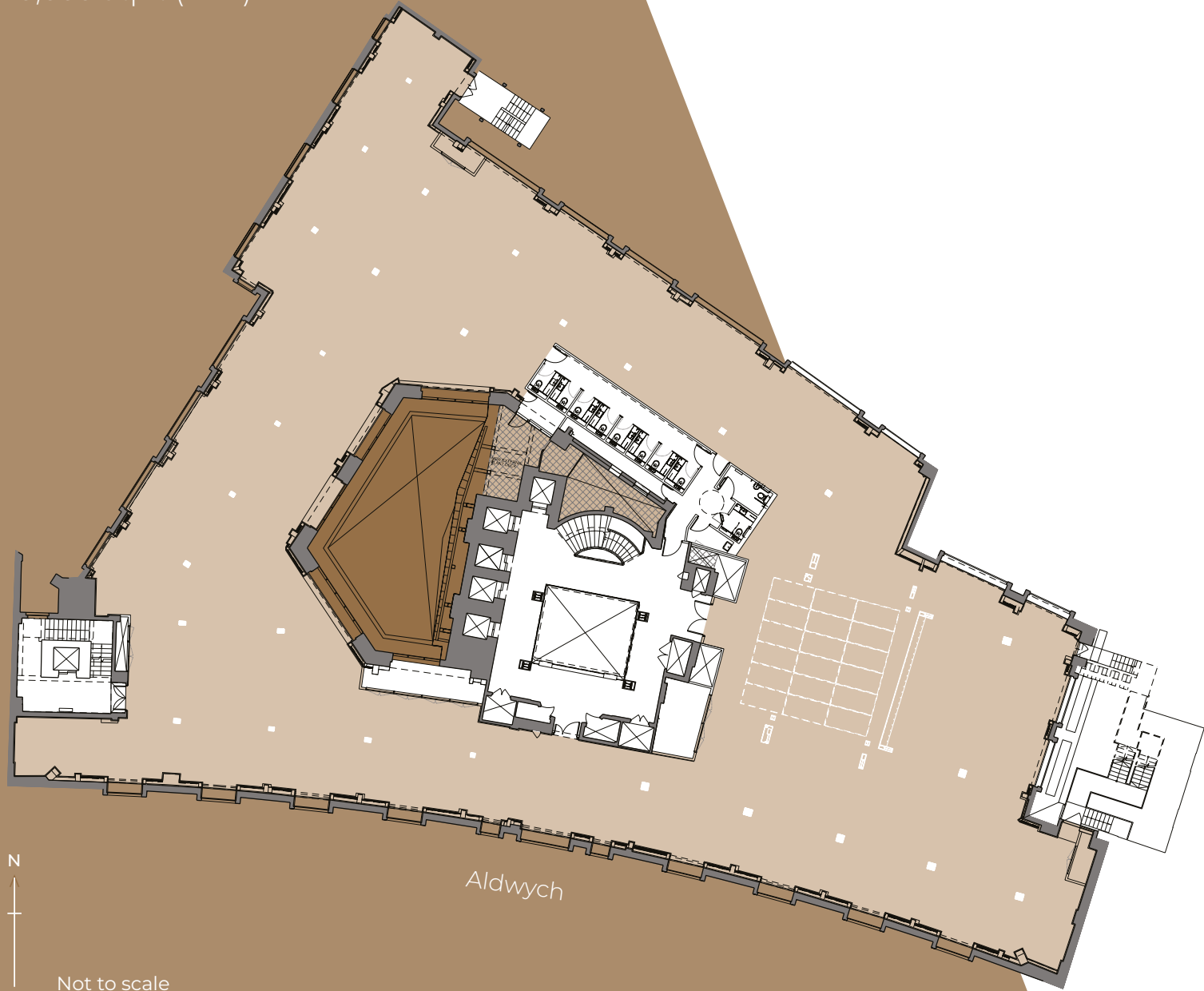


Availability (NIA)	Sq Ft
Eighth floor	15,555
Sixth floor (part)	7,806
<b>TOTAL</b>	<b>23,361</b>

 Available space



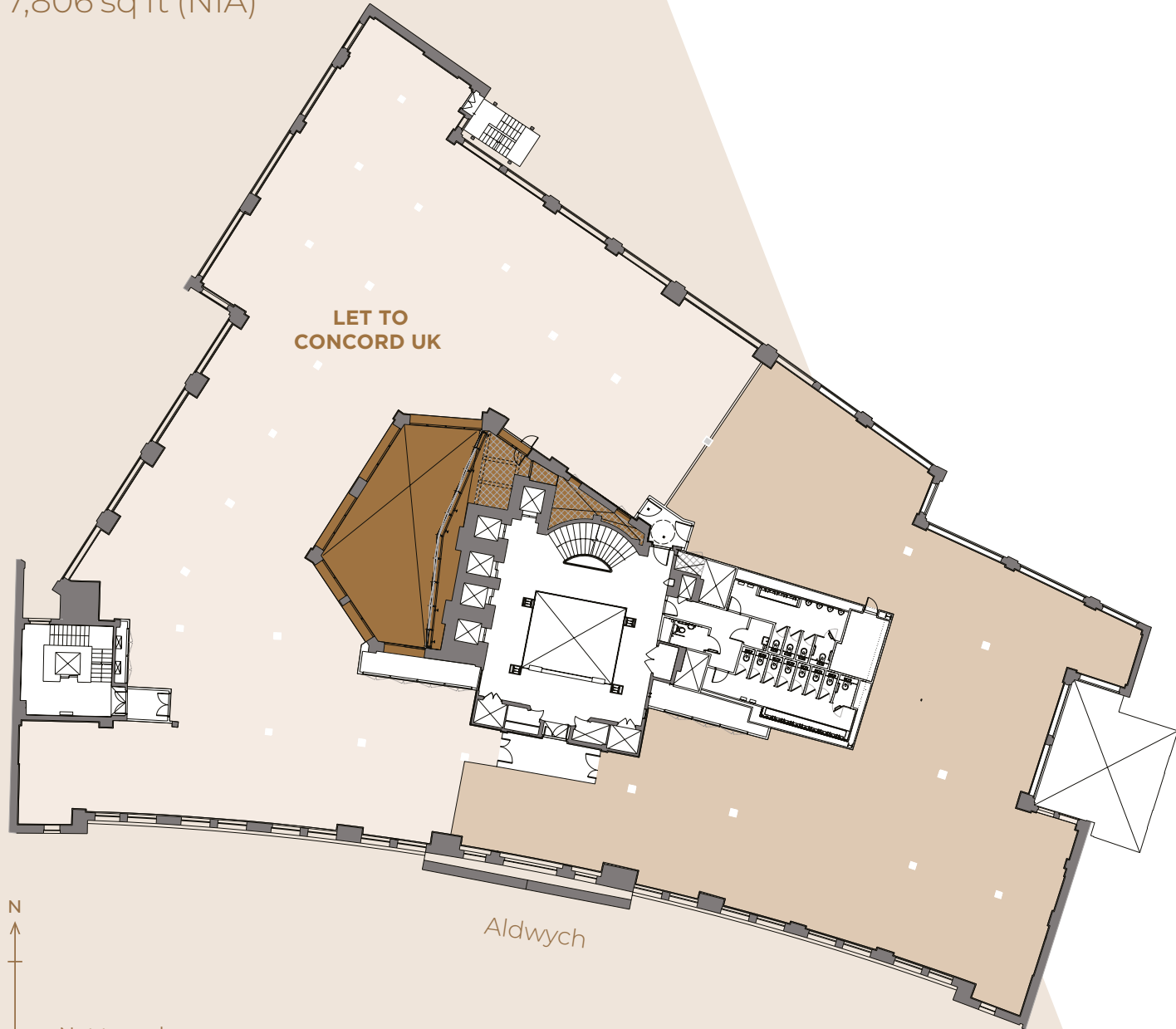
**8TH FLOOR**  
15,555 sq ft (NIA)



Not to scale

# 6TH FLOOR

7,806 sq ft (NIA)



Not to scale

# SPECIFICATION

The offices provide flexible Grade A floor space with a plasterboard ceiling and suspended LED lighting finish, dual access to the core and excellent vertical connectivity through a feature staircase in the main atrium.

## OVERALL DESIGN DENSITY OF 1:10

- Fresh air 1:8
- Means of escape 1:7
- Lifts 1:14
- WCs 1:10



### LED LIGHTING



### ROOF TERRACE

3,000 sq ft communal terrace and private terrace for the 8th floor



### RAISED FLOOR



### 2.6M TYPICAL FLOOR TO CEILING HEIGHT



### WCs ON EACH FLOOR



### 4 MALE AND 4 FEMALE SHOWERS



### 371 SECURE BICYCLE SPACE



### 325 LOCKERS



### VRF AIR CONDITIONING



### FIVE 21-PERSON PASSENGER LIFTS



### SEPARATE GOODS LIFT



### GOLD SKA RATING



8th floor to be refurbished  
back to a CAT A condition.







wework®



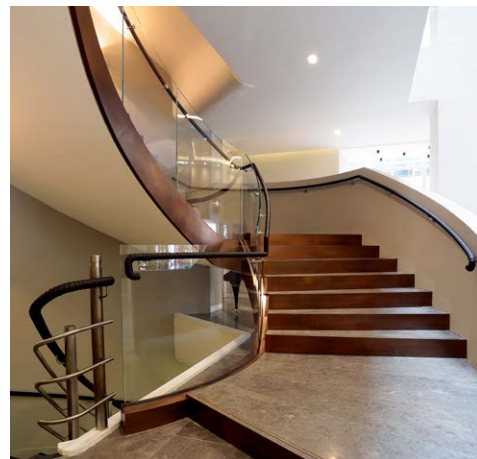
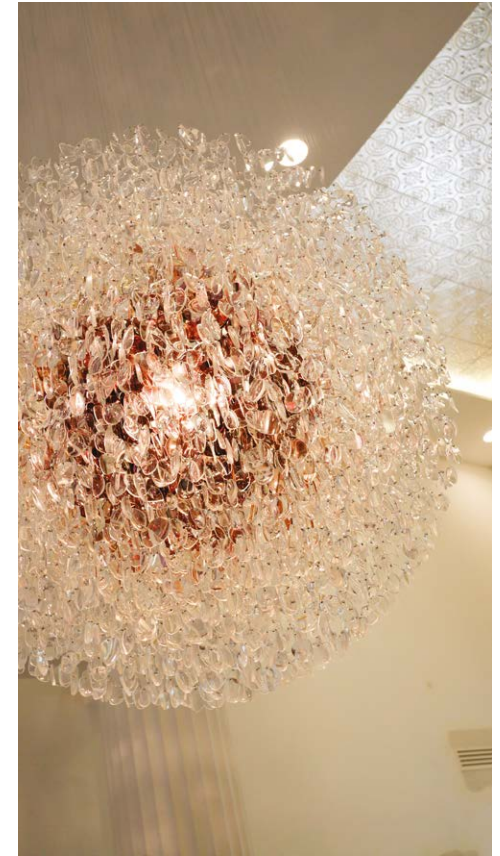
## ALDWYCH HOUSE CASE STUDY

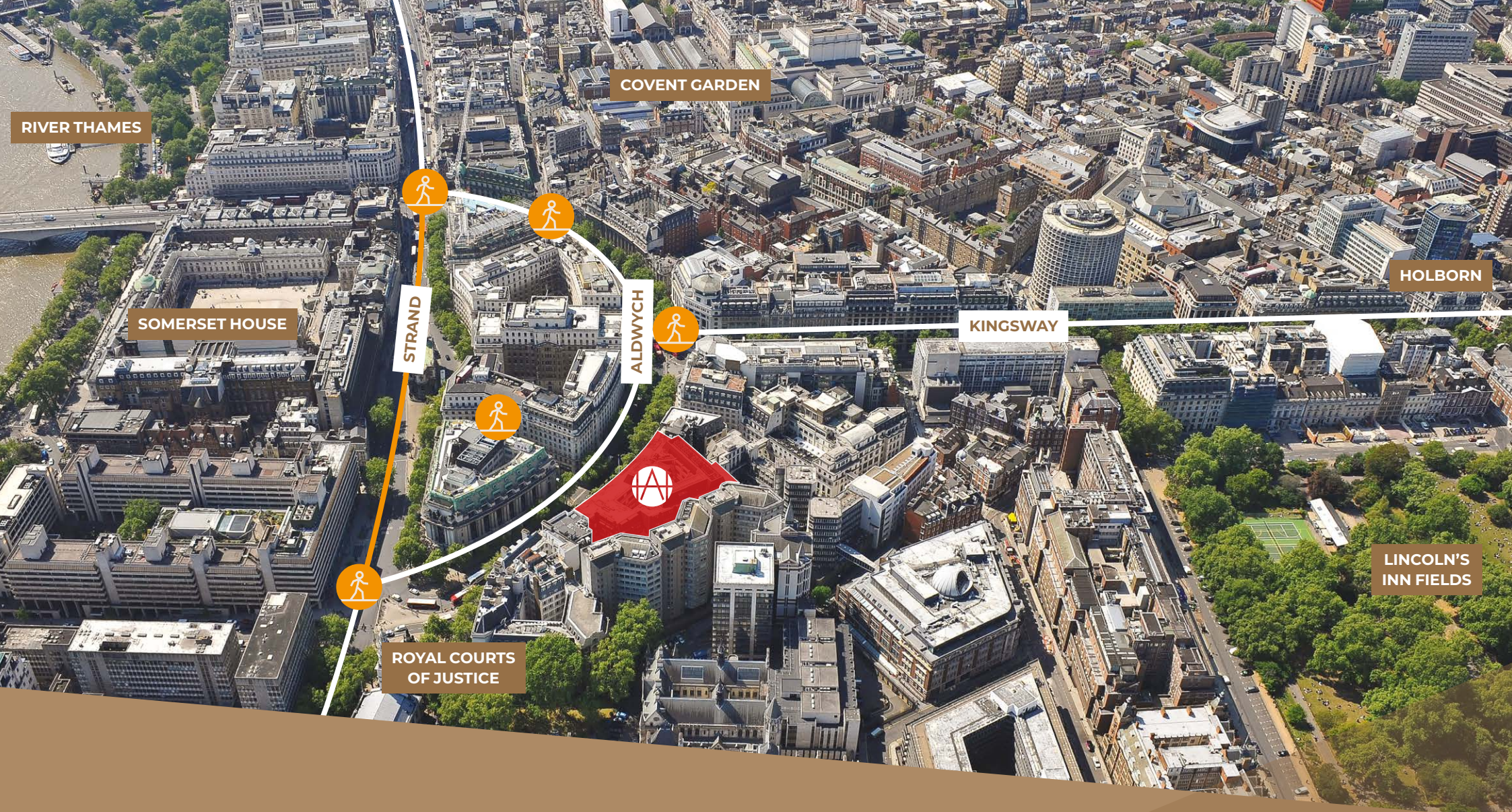
### Flexible workspace

Allowing occupiers to flex within the building when they need additional office or meeting room space.









RIVER THAMES

COVENT GARDEN

HOLBORN

SOMERSET HOUSE

STRAND

ALDWYCH

KINGSWAY

LINCOLN'S  
INN FIELDS

ROYAL COURTS  
OF JUSTICE

Aldwych House, now transformed as part of the dynamic re-generation of this vibrant eclectic destination, stands tall and commanding on the north of the double crescent of Aldwych.



# THE NEW STRAND ALDWYCH PEDESTRIANISATION

[strandaldwych.org](http://strandaldwych.org)

ON YOUR  
DOORSTEP





## LETTINGS ENQUIRIES

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